

**Public Hearing Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: March 13, 2003 at 6:30 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Planning Board **Worksession** scheduled at **6:30pm** in 3rd floor Conference Room
Agenda for the City Planning Board **Public Hearing** to be held at **7:00 pm**
on **Thursday, March 13, 2003**, with a **Limited Business Meeting** to follow in the
Aldermanic Chambers, third floor, City Hall, One City Hall Plaza
(Note: If you will not be able to attend the meeting, please notify Planning Dept.)

A. PUBLIC HEARINGS:

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the applications.

Subdivision, Site Plan & Conditional Use Permit Applications: (See Enclosed)

1. S-2-2003 Property located at 76 Island Pond Road, an application to subdivide a 5.5 acre lot to create Parcels "A" & "B", to be consolidated with adjacent single family lots – Mary P. Heath and Robert D. Leclair, Joshua & Victoria Bennett, & Louise Pappageorge
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003 **[Recommendation Enclosed]**
2. S-5-2003 Property located at 148 Pinard Street, an application to subdivide to create Parcels "A", "B", "C" & "D", to be consolidated with land owned by the Town of Goffstown – The Anagnost Companies for Paul J. Cowette
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003 **[Recommendation Enclosed]**
3. SP-1-2003 Property located at 1816 South Willow Street, an application for site plan approval for the construction of a 1,922 sq. ft. building to be used as a 3-bay quick lube operation (Valvoline Instant Oil) – HT Manchester, LLC
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003
4. SP-2-2003 Property located at 1070 Holt Avenue, an application for site plan approval for the construction of a 179,600 sq. ft. multi-tenant office/warehouse building – 1070 Holt Ave. LLC
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003

5. SP-3-2003 Property located at 41 Harvell Street, an application to create a residential PD-2-2003 planned development consisting of three (3) buildings, and for site plan approval for the construction of twenty (20) dwelling units – Richard E. Fradette for Clarence & Isabelle Stache
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003
6. SP-4-2003 Property located at 896 Goffs Falls Road, an application for site plan approval CU-6-2003 and a “conditional use permit” for the construction of a 2-story, 16,000 sq. ft. – building addition for office/storage – Eckhardt & Johnson, Inc.
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003
7. CU-2-2003 Property located at 33 Elm Street, an application for a conditional use permit for retail food sales – Joseph Johns
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003
8. CU-3-2003 Property located at 33 Elm Street, an application for a conditional use permit to allow alternative parking, per Section 10.02 D-4 of the Zoning Ordinance – Joseph Johns
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003
9. CU-4-2003 Property located at 676 Island Pond Road, an application for a conditional use permit for professional office use (for telecommunication/cable service operations) – Comcast Cable Communications, Inc.
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003
10. CU-5-2003 Property located at 676 Island Pond Road, an application for a conditional use permit to allow alternative parking, per Section 10.02 D-4 of the Zoning Ordinance – Comcast Cable Communications, Inc.
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003

B. LIMITED BUSINESS MEETING:

I. Regulatory Matters: (See Enclosed)

- 11.S-2-2003 Property located at 76 Island Pond Road, an application to subdivide a 5.5 acre lot to create Parcels “A” & “B”, to be consolidated with adjacent single family lots – Mary P. Heath and Robert D. Leclair, Joshua & Victoria Bennett, & Louise Pappageorge
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003

- 12.S-5-2003 Property located at 148 Pinard Street, an application to subdivide to create Parcels "A", "B", "C" & "D", to be consolidated with land owned by the Town of Goffstown - The Anagnost Companies for Paul J. Cowette
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003
- 13.CU-2-2003 Property located at 33 Elm Street, an application for a conditional use permit for retail food sales – Joseph Johns
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003
- 14.CU-3-2003 Property located at 33 Elm Street, an application for a conditional use permit to allow alternative parking, per Section 10.02 D-4 of the Zoning Ordinance – Joseph Johns
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003
- 15.CU-4-2003 Property located at 676 Island Pond Road, an application for a conditional use permit for professional office use (for telecommunication/cable service operations) – Comcast Cable Communications, Inc.
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003
- 16.CU-5-2003 Property located at 676 Island Pond Road, an application for a conditional use permit to allow alternative parking, per Section 10.02 D-4 of the Zoning Ordinance - Comcast Cable Communications, Inc.
Public Hearing Held: 03/13/2003
Deadline for Action: 05/08/2003

II. Other Business Items:

17. Staff update on CU-7-2002, property located at 75 West Baker Street.

III. Such Other Items as Board Members May Wish to Introduce.